074.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,100 / 891,100
					USE VALUE:	891,100 / 891,100
					ASSESSED:	891,100 / 891,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG CHARLOTTE I
Owner 2:	FESSLER SHAWN P
Owner 3:	
Street 1:	6 TWIN CIRCLE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAN HAREN CHRISTOPHER J -
Owner 2:	FERMANN CARLA J -
Street 1:	6 TWIN CIRCLE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,360 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 2362 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7360.000	442,500		448,600	891,100
Total Card	0.169	442,500		448,600	891,100
Total Parcel	0.169	442,500		448,600	891,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.33 | /Parcel: 377.3

Legal Description

User Acct 47023

GIS Ref

GIS Ref

Insp Date 09/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	442,500	0	7,360.	448,600	891,100	891,100	Year End Roll	12/18/2019
2019	101	FV	351,500	0	7,360.	455,000	806,500	806,500	Year End Roll	1/3/2019
2018	101	FV	351,500	0	7,360.	339,600	691,100	691,100	Year End Roll	12/20/2017
2017	101	FV	337,600	0	7,360.	307,600	645,200	645,200	Year End Roll	1/3/2017
2016	101	FV	337,600	0	7,360.	294,800	632,400	632,400	Year End	1/4/2016
2015	101	FV	305,000	0	7,360.	249,900	554,900	554,900	Year End Roll	12/11/2014
2014	101	FV	305,000	0	7,360.	237,100	542,100	542,100	Year End Roll	12/16/2013
2013	101	FV	305,000	0	7,360.	225,600	530,600	530,600		12/13/2012

!6226!

PRINT

Date	Time
12/10/20	21:01:38

LAST REV

Date	Time
09/18/17	13:03:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN HAREN CHRIS	45502-403		6/29/2005		588,000	No	No		
MONIZ MARY I	28303-495		3/13/1998		279,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1455	Add Bath	12,000	O				add bath3/4 on 1st
8/5/2003	746	Manual	18,000	C				install solar syst
5/14/1999	285	Manual	1,400	C				WOOD STOVE INSERT
7/30/1998	505	Manual	18,100	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2017	Meas/Inspect	DGM	D Mann
9/14/2017	Permit Visit	DGM	D Mann
9/14/2017	Left Notice	DGM	D Mann
12/19/2008	Meas/Inspect	336	PATRIOT
9/26/2005	MLS	HC	Helen Chinal
8/15/2005	Inspected	BR	B Rossignol
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7360		Sq. Ft.	Site		0	70.	0.87	5									448,559						448,600	

Total AC/HA: 0.16896 | Total SF/SM: 7360 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,559 | Spl Credit | Total: 448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	131079
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496069
Depreciation:	53575
Depreciated Total:	442493

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB		

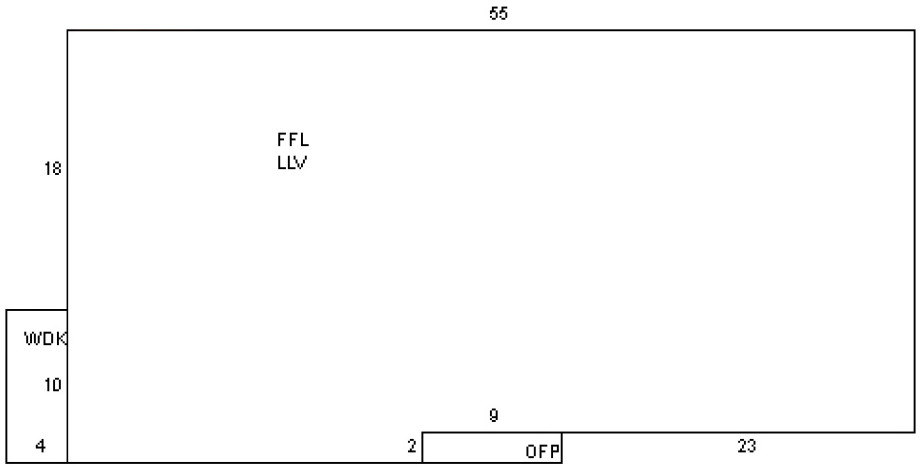
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,476	126.940	187,366
LLV	Lower Level	1,476	88.830	131,109
WDK	Deck	40	15.840	633
OFP	Open Porch	18	43.550	784

Net Sketched Area:	3,010		Total:	319,892	
Size Ad	1476	Gross Are	3010	FinArea	2362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.64
Special Features:	0	Val/Su Net:	147.01
Final Total:	442500	Val/Su SzAd	299.80

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	